



PLANNING COMMISSION SUMMARY OF ACTIONS

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GLW

May 23, 2001

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PRESENT: Commissioners Alcorn, Byers, DuBois, Hall, Harsel, Kelso, Koch, Moon, Murphy, Palatiello, Smyth, Wilson

ABSENT: None

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The meeting was called to order at 8:15 p.m. by Vice Chairman John R. Byers.

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COMMISSION MATTERS

Commissioner Hall announced her intent to further defer the decision on PCA-76-M-112-2, Seven Oaks II HOA, from May 24, 2001 to May 30, 2001.

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Commissioner Smyth, to allow more time for the applicant to locate an alternate site, MOVED TO FURTHER DEFER THE DECISION ONLY ON 2232-P00-13, BELL ATLANTIC, TO A DATE CERTAIN OF JULY 26, 2001.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Harsel, Moon, and Murphy not present for the vote.

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Commissioner Smyth, to allow time for review of recently submitted proffers, MOVED TO FURTHER DEFER THE DECISION ONLY ON RZ-2000-PR-035, OAK STREET DEVELOPMENT, TO A DATE CERTAIN OF MAY 24, 2001.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioners Moon and Murphy not present for the vote.

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Commissioner Smyth, to allow more time to review recent changes to the Plan language, MOVED THAT THE PLANNING COMMISSION FURTHER DEFER DECISION ONLY ON S98-CW-2CP, OUT-OF-TURN PLAN AMENDMENT FOR MERRIFIELD, TO A DATE CERTAIN OF MAY 24, 2001.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Moon and Murphy not present for the vote.

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ZONING ORDINANCE AMENDMENT (Groups 3 and 6)
(Decision Only - Public Hearing held on May 10, 2001)

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS OPTION B UNDER THE PROPOSED AMENDMENT FOR GROUP 3 INSTITUTIONAL AND GROUP 6 OUTDOOR RECREATIONAL SPECIAL PERMIT USES, AS DESCRIBED IN THE STAFF REPORT DATED MARCH 19, 2001.

Commissioner Koch seconded the motion.

Commissioner Smyth suggested an amendment THAT THE KENNELS AND ANIMAL SHELTERS, ALONG WITH VETERINARY HOSPITALS ANCILLARY TO KENNELS ONLY, BE MOVED FROM THE PROPOSED AMENDMENT OPTION B TO PROPOSED AMENDMENT OPTION A FOR SPECIAL EXCEPTION CONSIDERATION.

Commissioner Koch accepted this amendment and the motion, as amended, carried by a vote of 9-1-2 with Commissioner Hall opposed; Commissioners Byers and Murphy abstaining.

Commissioner Alcorn then MOVED THAT THE EFFECTIVE DATE OF THAT AMENDMENT BE 90 DAYS FOLLOWING ADOPTION BY THE BOARD OF SUPERVISORS.

Commissioner Wilson seconded the motion which carried by a vote of 9-1-2 with Commissioner Palatiello opposed, Commissioners Moon and Murphy abstaining.

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Commissioner Harsel, at the request of the applicant, MOVED TO DEFER THE PUBLIC HEARING ON RZ-2000-BR-061, BOURJ LIMITED, TO A DATE CERTAIN OF MAY 30, 2001.

Commissioner Wilson seconded the motion which carried unanimously.

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FSA-H98-14-1 - VERIZON WIRELESS, 2455 Fox Mill Road

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION CONCUR IN THE RECOMMENDATION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING, THAT IN APPLICATION FSA-H98-14-1, THAT THE PROPOSED TELECOMMUNICATIONS FACILITY AT 2455 FOX MILL ROAD, BE CONSIDERED IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Byers not present for the vote.

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Commissioner Murphy, citing unresolved issues, MOVED THAT WE FURTHER DEFER THE DECISION ONLY ON SE-98-S-024, KNOLLWOOD BAPTIST CHURCH, TO A DATE CERTAIN OF JUNE 13, 2001, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Hall seconded the motion which carried unanimously.

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Following Chairman Murphy's introduction, the Commission viewed the first of three short videos to be cablecast on Channel 16 as part of a program to inform the public of the land use process in Fairfax, particularly the upcoming Areas Plans Review. He noted that tonight's video included appearances by Commissioners Alcorn and Smyth.

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PUBLIC FACILITIES MANUAL AMENDMENTS

(Soils Information, Construction Schedules, Underground Chambers, Pavement Design, Sewer Laterals)

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND FOR APPROVAL BY THE BOARD OF SUPERVISORS THE PROPOSED AMENDMENTS TO SECTIONS 2, 6, 7, AND 10 OF THE PUBLIC FACILITIES MANUAL, RELATING TO SOILS INFORMATION, CONSTRUCTION SCHEDULES, UNDERGROUND CHAMBERS, PAVEMENT DESIGN, AND SANITARY SEWER LATERALS, AS SET FORTH IN THE STAFF REPORT DATED MARCH 19, 2001, WITH THE MODIFICATION THAT THE MINIMUM DISTANCES FOR THE SEWER LINE LATERALS IN THE TEXT FOR THE AMENDMENT TO SECTION 10 OF THE PUBLIC FACILITIES MANUAL ARE INCLUDED IN THE TEXT OF THE AMENDMENT, NOT JUST A REFERENCE SOLELY TO THE PLATES, AND AS RECOMMENDED BY THE ENGINEERING STANDARDS REVIEW COMMITTEE.

Commissioner Byers seconded the motion which carried by a vote of 10-0-1 with Commissioner Kelso abstaining; Commissioner Harsel not present for the vote.

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RZ/FDP-2000-PR-056 - FAIRFAX RIDGE LIMITED PARTNERSHIP

PCA-90-P-040 - FAIRFAX RIDGE LIMITED PARTNERSHIP

SE-00-P-050 - FAIRFAX RIDGE LIMITED PARTNERSHIP

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT APPLICATION PCA-90-P-040 BE APPROVED.

Commissioner Alcorn seconded the motion which carried by a vote of 11-1 with Commissioner Kelso opposed.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT APPLICATION RZ-2000-PR-056 BE APPROVED, SUBJECT TO THE EXECUTION OF PROFFERS DATED MAY 23, 2001, WITH ONE AMENDMENT:

PROFFER 1C SHOULD BEGIN: "PURSUANT TO PARAGRAPH 5 OF SECTION 16-402 . . . "

At Commissioner Wilson's suggestion, Commissioner Smyth agreed that the standard proffer regarding temporary signs should be added to the proffer statement prior to the Board of Supervisors' hearing, to which the applicant's representative, Ms. Elizabeth Baker, agreed.

Commissioner Alcorn seconded the motion which carried by a vote of 11-1 with Commissioner Kelso opposed.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT APPLICATION SE-00-P-050 BE APPROVED, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MAY 23, 2001 AND FURTHER SUBJECT TO THE BOARD'S APPROVAL OF PCA-90-P-040 AND RZ-2000-PR-056.

Commissioner Alcorn seconded the motion which carried by a vote of 11-0-1 with Commissioner Kelso abstaining.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2000-PR-056, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MAY 23, 2001 AND FURTHER SUBJECT TO THE BOARD'S APPROVAL OF PCA-90-P-040 AND RZ-2000-PR-056.

Commissioner Alcorn seconded the motion which carried by a vote of 11-0-1 with Commissioner Kelso abstaining.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT MODIFICATION OF TRANSITIONAL SCREENING REQUIREMENTS AND WAIVER OF BARRIER REQUIREMENTS ALONG THE RIGHT-OF-WAY OF I-66 AS DEPICTED ON THE CDP/FDP BE APPROVED.

Commissioner Alcorn seconded the motion which carried by a vote of 11-0-1 with Commissioner Kelso abstaining.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT WAIVERS OF THE MULTI-FAMILY LOADING SPACE REQUIREMENTS AND THE SERVICE DRIVE REQUIREMENTS FOR PRIMARY HIGHWAYS BE APPROVED.

Commissioner Alcorn seconded the motion which carried by a vote of 11-0-1 with Commissioner Kelso abstaining.

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PCA-87-C-060-8 - BATMAN/MCNAIR ASSOCIATES, LP

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON PCA-87-C-060-8 TO A DATE CERTAIN OF MAY 31, 2001, WITH THE RECORD TO REMAIN OPEN FOR ANY WRITTEN COMMENTS.

Commissioner Byers seconded the motion which carried unanimously.

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RZ-2001-DR-001 - EDGEMOORE/STUART ROAD LLC

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2001-PR-001, SUBJECT TO EXECUTION OF PROFFERS DATED MAY 22, 2001, AS AMENDED, WITH THE ADDITION TO PROFFER 14 TO READ: "FURTHERMORE, THE APPLICANT SHALL DIRECT ITS AGENTS AND EMPLOYEES INVOLVED IN MARKETING AND/OR HOME SALES FOR THE PROPERTY TO ADHERE TO THIS PROFFER."

Commissioner Byers seconded the motion which carried unanimously.

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The meeting was adjourned at 11:00 p.m.
Peter F. Murphy, Jr., Chairman